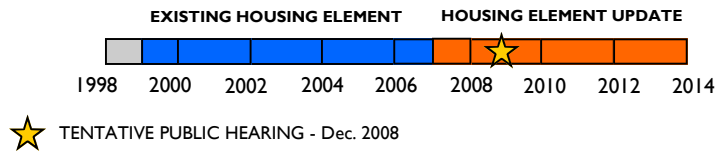


Housing Element Update Process Timeline

San José's existing Housing Element was last updated between 2001 and 2003, and it established housing goals for the planning period from July 1, 1999 to June 30, 2006. The City is now in the process of planning for the City's projected housing needs for the period from 2007 through 2014. The City Council is expected to hold a public hearing to consider the Housing Element Update in December 2008.



Contact Us and Get Involved

If you want to know more or have comments about the Housing Element Update, there are several ways to contact City staff and get involved. For information about the Housing Element Update process, including when and where public meetings will be held, you may contact Allen Tai in the Planning Division at (408) 535-7866 or by email at allen.tai@sanjoseca.gov

For questions about housing affordability requirements and the City's housing programs, you may contact Wayne Chen in the City's Housing Department at (408) 975-4442 or by email at wayne.chen@sanjoseca.gov

You may also visit us online at <http://www.sanjoseca.gov/planning>. Click on the "Housing Element Update" link on the left hand side of the screen.



Housing Element Update 2007-2014

What You Need to Know



City of San Jose
Department of Planning, Building and Code Enforcement
and
Housing Department



Are you interested in housing issues in the City of San José? Efforts to address the City of San José's housing needs through the year 2014 are part of a process known as the City's Housing Element Update.

What is the Housing Element?

The housing element is one of seven elements in the *San José 2020 General Plan*. The State of California requires each city and county, including the City of San José, to identify where housing is planned to be built in each community to meet that community's fair share of its regional housing needs. San José's Housing Element includes the following components:

- Analysis of the City's housing needs by household income level and makeup;
- Assessment of the City's land capacity to meet needed housing units;
- A list of locations in the City where housing may be built;
- Identification of constraints that could affect new housing production in the City;
- Explanation of policies and programs that encourage housing production; and
- A discussion of the specific housing production goals.

Opportunities and Challenges

Through June 2006, San Jose has been very effective in planning for the city's housing needs. Between January 1, 1999 and June 30, 2006, 30,572 new homes were built in San Jose, exceeding the goal of 26,114 units. The City also exceeded its goals for low- and above moderate-income housing during this time period, although it fell short of its very low- and moderate-income goals.

The City has sufficient land planned for housing to accommodate the need for 34,721 additional housing units between 2007 and 2014. In addition, the Housing Element Update will also consider policies and programs to acknowledge the following challenges:

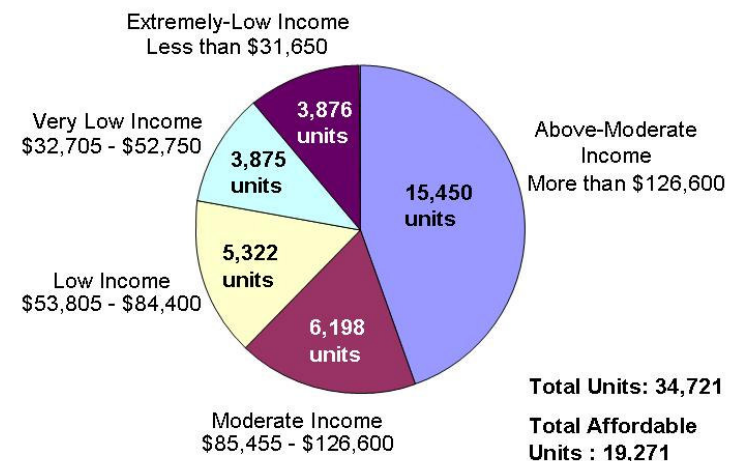
- The rising costs of buying a home;
- Lack of housing supply to meet housing demand;
- The existence of substandard and overcrowded housing units;
- Concentrations of low income families, federally-assisted and publicly-leased housing; and
- Higher rental costs despite an increase in the production of rental housing.

The Housing Goals in the existing General Plan provide a starting point to help address these challenges:

How Much Housing Does San José Need?

Growth in the San Francisco Bay Area between 2007 and 2014 is expected to require 214,500 additional housing units. The method used to determine each city's and county's share of housing includes such factors as population and job growth, land availability, and proximity to transit. This process is known as the Regional Housing Needs Allocation (RHNA). Each city's and county's requirements for additional housing units are distributed by income level. The City of San José's share for meeting the housing needs is 34,721 units, of which 19,271 units should be affordable to households earning below-moderate to moderate income.

City of San Jose RHNA for 2007-2014



Income figures noted above apply to families of four.

- Offer people an equal opportunity to live in economically and ethnically mixed neighborhoods.
- Provide decent housing for all persons, including homeless individuals, regardless of age, race, sex, marital status, ethnic background or income.
- Provide housing by location, type, price, and tenure that respond to the needs of all economic segments of the community.
- Increase housing opportunities for lower-income families.
- Foster aesthetics, promote usable open space, and encourage use of alternative energy sources and energy conservation techniques in residential development.
- Promote the cooperation of public and private sectors of the economy to expand housing opportunities.
- Promote the rehabilitation of deteriorating housing.

These goals may be refined during the Housing Element Update process.